005.0	0003	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	954,500 / 954,500
					USE VALUE:	954,500 / 954,500
					ASSESSED:	954,500 / 954,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71	-73	EGERTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURRAY BRIDGET E &
Owner 2:	PINTO SUSAN/TRS/SMITH FMLY IRR
Owner 3:	
Street 1:	71 EGERTON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SMITH BERNARD J & JOAN M -
Owner 2:	-
Street 1:	71 EGERTON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2408 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5099.000	491,000	5,100	458,400	954,500
Total Card	0.117	491,000	5,100	458,400	954,500
Total Parcel	0.117	491,000	5,100	458,400	954,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.39 /Parcel: 396.39

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 4952

GIS Ref

GIS Ref

Insp Date 08/31/17

!528!

PREVIOUS ASSESSMENT

Parcel ID 005.0-0003-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	491,000	5100	5,099.	458,400	954,500		Year end	12/23/2021
2021	104	FV	468,600	5100	5,099.	458,400	932,100		Year End Roll	12/10/2020
2020	104	FV	468,800	5100	5,099.	458,400	932,300	932,300	Year End Roll	12/18/2019
2019	104	FV	363,100	5100	5,099.	487,000	855,200	855,200	Year End Roll	1/3/2019
2018	104	FV	363,100	5100	5,099.	355,200	723,400	723,400	Year End Roll	12/20/2017
2017	104	FV	340,400	5100	5,099.	309,400	654,900	654,900	Year End Roll	1/3/2017
2016	104	FV	340,400	5100	5,099.	263,600	609,100	609,100	Year End	1/4/2016
2015	104	FV	303,100	5100	5,099.	257,800	566,000	566,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:38:39

LAST REV

Date	Time
03/17/20	11:27:05
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 528

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH BERNARD J	61516-425		4/1/2013	Convenience	1	No	No		
	11738-205		8/27/1969		33,500	No	No		N

USER DEFINED

Prior Id # 1:	4952
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/14/2020	93	Alterati	27,170	C				
9/17/2019	1428	Re-Roof	13,995					

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2017	MEAS&NOTICE	HS	Hanne S
2/26/2009	Meas/Inspect	163	PATRIOT
9/27/1999	Meas/Inspect	256	PATRIOT
8/24/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5099		Sq. Ft.	Site		0	80.	1.12	1									458,376						458,400	

Total AC/HA:	0.11706	Total SF/SM:	5099	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	458,376	Spl Credit		Total:	458,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08604646
Const Adj.:	0.98000199
Adj $ / SQ:	191.579
Other Features:	105000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	667122
Depreciation:	176120
Depreciated Total:	491002

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

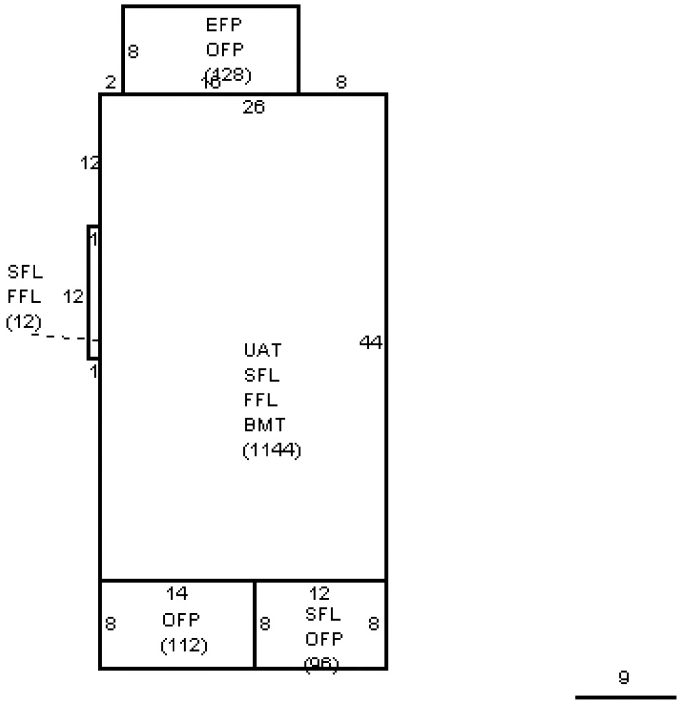
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	191.58
Special Features:	0	Val/Su Net:	114.13
Final Total:	491000	Val/Su SzAd	203.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,252	191.580	239,857
FFL	First Floor	1,156	191.580	221,465
BMT	Basement	1,144	57.470	65,750
OFP	Open Porch	336	20.980	7,050
UAT	Upper Attic	286	76.630	21,917
EFP	Enclos Porch	128	47.520	6,083

Net Sketched Area:	4,302	Total:	562,122
Size Ad	2408	Gross Area	5160	FinArea	2408
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 005.0-0003-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	400	A	AV	1924	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100